

# Agenda

## City of Las Vegas

### PLANNING COMMISSION MEETING

**FEBRUARY 8, 2001**

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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## COMMISSIONERS

**CRAIG GALATI, CHAIRMAN**

**RICHARD W. TRUESDELL, VICE CHAIRMAN**

**MICHAEL BUCKLEY**

**HANK GORDON**

**BYRON GOYNES**

**LANNY L. LITTLEFIELD**

**STEPHEN QUINN**

**ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE**

**COMMISSIONERS BRIEFING:** 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

**CALL TO ORDER:** 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

**ROLL CALL:**

**ANNOUNCEMENT:** Satisfaction of Open Meeting Law Requirements

**NOTICE:** This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway

Senior Citizen Center, 450 East Bonanza Road

Clark County Courthouse, 200 East Carson Avenue

Court Clerk's Office Bulletin Board, City Hall Plaza

City Hall Plaza, Special Outside Posting Bulletin Board

**MINUTES:** Approval of the minutes of the January 11, 2001 Planning Commission Meeting

**ACTIONS:** ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED

2/1/01 4:43 PM

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DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

#### PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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#### A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

- A-1. ABEYANCE - FM-0091-00 - SPRING MOUNTAIN RANCH UNIT 90 - SPRING MOUNTAIN RANCH LIMITED LIABILITY COMPANY - Request for a Final Map for 149 Lots on 12.95 Acres on the north side of Racel Street, east of Fort Apache Road, R-PD12 (Residential Planned Development – 12 Units per Acre), Ward 6 (Mack).
- A-2. TM-0002-01 - RIDGE III - NEW HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map for 100 Lots on 14.7 Acres on the west side of Decatur Boulevard, north of Ann Road, R-E (Residence Estates) Zone under Resolution of Intent to R-CL (Single Family - Compact Lot), Ward 6 (Mack).
- A-3. ABEYANCE - FM-0092-00 - RIDGE III – UNIT NO. 3 - NEW HOMES, LIMITED LIABILITY COMPANY - Request for a Final Map for 79 lots on 12.92 Acres located on the west side of Decatur Boulevard, approximately 200 feet north of Ann Road, RCL (Single Family Compact-Lot), Ward 6 (Mack).
- A-4. TM-0001-01 - SPANISH STEPS PLAZA - DEJORIA FAMILY LIMITED PARTNERSHIP - Request for a Tentative Map for 2 lots on 7.6 Acres located on the northeast corner of Ann Road and Leggett Road, C-2 (General Commercial) Zone, Ward 6 (Mack).
- A-5. FM-0001-01 - COPPERFIELD UNIT 3 - U.S. HOME CORPORATION - Request for a Final Map for 54 lots on 16.75 Acres on the south side of Centennial Parkway between Jones Boulevard and Torrey Pines Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre) Ward 6 (Mack).

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- A-6. **FM-0002-01 - CHEYENNE/HUALAPAI NORTH - PERMA-BILT HOMES** - Request for a Final Map for 37 Lots on 7.13 Acres located on the south side of the Gilmore Avenue Alignment, approximately 1,350 feet west of Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
- A-7. **TM-0053-99(1) - CHEYENNE/HUALAPAI NORTH - PERMA-BILT HOMES** - Request for an Extension of Time of an approved Tentative Map on property located adjacent to the northwest corner of the intersection of Gowan Road and Hualapai Way, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Under Resolution of Intent to PD (Planned Development), Size: 59.25 Acres, No. of Lots: 258, Ward 4 (Brown).
- A-8. **TM-0005-00(2) - SPRING MOUNTAIN RANCH UNIT 90 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Tentative Map on property located on the east side of Rancho Drive and south of Horse Drive, R-E (Residence Estates) Zone under Resolution of Intent to R-PD12 (Residential Planned Development - 12 Units per Acre), Ward 6 (Mack).
- A-9. **VAC-0052-99(1) - CITY OF LAS VEGAS** - Request for an Extension of Time to Vacate a portion of Tule Springs Road generally located north of Jo Marcy Drive, east of Durango Drive, [Ward 6 \(Mack\)](#).
- A-10. **VAC-0058-99(1) - AMLAND DEVELOPMENT** - Request for an Extension of Time to Vacate a 10 foot wide public drainage easement generally located south of Sky Pointe Drive and west of Tenaya Way, Ward 4 (Brown).
- A-11. **A-0001-01(A) - ALBERT MASSI, ET AL AND ALEXANDER 9, A NEVADA GENERAL PARTNERSHIP ON BEHALF OF KAUFMAN & BROAD** - Petition to Annex property generally located south of Alexander Road, approximately 600 feet east of Durango Drive, (APN's: 138-09-101-002 through 006), containing approximately 15 acres of land, Ward 4 (Brown).

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#### **B. DIRECTOR'S BUSINESS:**

- B-1. ABEYANCE - TA-0032-00 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19A.08 (Development Standards) to add a section regarding cellular (also known as wireless) communication facilities.

#### **C. PUBLIC HEARING ITEMS:**

- C-1. ABEYANCE - GPA-0037-00 - CITY OF LAS VEGAS** - Request to Amend a portion of the Southwest Sector of the General Plan FROM: ROW (Right-of-Way) TO: PF (Public Facility) on 2.5 Acres on the south side of Washington Avenue, approximately 550 feet west of Buffalo Drive, (APN: 138-28-301-002), Ward 2 (L.B. McDonald).
- C-2. ABEYANCE - Z-0114-00 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (Undeveloped) [ROW (Right-of-way) General Plan Designation] TO: C-V (Civic) and a request for a Site Development Plan Review FOR A FIRE STATION on 2.5 Acres on the south side of Washington Avenue, approximately 550 feet west of Buffalo Drive (APN: 138-28-301-002), Ward 2 (L.B. McDonald).
- C-3. ABEYANCE - U-0199-00 - NEVADA FOOD MARTS, INC.** - Request for a Special Use Permit and Site Development Plan Review FOR A PROPOSED 1,030 SQUARE FOOT CARWASH IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE at 8570 West Sahara Avenue (APN: 163-04-405-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- C-4. ABEYANCE - U-0200-00 - RAUL GIL ET AL** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR FOR THE SALE OF LIQUOR IN CONJUNCTION WITH AN EXISTING RESTAURANT & PROPOSED RESTAURANT ADDITION (CASA DON JUAN) located at 1204 South Main Street (APN's: 162-03-110-103 and 104) C-M (Commercial/Industrial) Zone, Ward 3 (Reese).



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- C-5. **ABEYANCE - V-0086-00 - RAUL GIL, ET AL** - Request for a Variance TO ALLOW 23 PARKING SPACES WHERE 65 SPACES ARE THE MINIMUM REQUIRED at 1204 South Main Street (APN's: 162-03-110-103 and 104), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).
- C-6. **ABEYANCE - Z-0095-84(1) - JERMAC, LIMITED LIABILITY COMPANY ON BEHALF OF LAS VEGAS ATHLETIC CLUBS** - Request for a Site Development Plan Review and a Waiver of the Required Parking Lot Landscaping FOR A PROPOSED 70,976 SQUARE FOOT BUILDING CONSISTING OF 18,082 SQUARE FEET OF RETAIL AND A 53,658 SQUARE FOOT ATHLETIC CLUB (LAS VEGAS ATHLETIC CLUB) on the west side of Rainbow Boulevard, approximately 700 feet north of Vegas Drive (APN: 138-22-803-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
- C-7. **ABEYANCE - Z-0117-00(1) - INTERNATIONAL BENEVOLENT PROTECTED ORDER ELKS OF THE WORLD** - Request for a Site Development Plan Review and a Waiver of the Required Landscaping for a PROPOSED 5,000 SQUARE FOOT ELKS LODGE (TOMMY J. STANTON ELKS LODGE #1735) on the northeast corner of H Street and Jackson Avenue (APN's: 139-27-110-066 and 069), R-3 (Medium Density Residential) Zone PROPOSED: C-1 (Limited Commercial), Ward 5 (Weekly).
- C-8. **ABEYANCE - RENOTIFICATION - Z-0075-00 - STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ON BEHALF OF CITADEL STORAGE** - Request for a Rezoning FROM: R-1 (Single Family Residential); R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) TO: C-1 (Limited Commercial) and C-V (Civic) on 11.47 Acres within airspace beneath the US-95 Freeway between Maryland Parkway and 23rd Street, PROPOSED USE: Mini-Warehouse, Storage and Park Area, Ward 3 (Reese) and Ward 5 (Weekly).
- C-9. **ABEYANCE - RENOTIFICATION - Z-0075-00(1) - STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ON BEHALF OF CITADEL STORAGE** - Request for a Site Development Plan Review FOR A PROPOSED 106,052 SQUARE FOOT MINI-WAREHOUSE FACILITY within airspace beneath the US-95 Freeway, between Maryland Parkway and Bruce Street, R-2 (Medium-Low Density Residential); R-3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) Zones, PROPOSED: C-1 (Limited Commercial), Ward 5 (Weekly).

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- C-10. **ABEYANCE - RENOTIFICATION - U-0163-00 - STATE OF NEVADA DEPARTMENT OF TRANSPORTATION ON BEHALF OF CITADEL STORAGE** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY within airspace beneath the US-95 Freeway, between Maryland Parkway and 23rd Street, R2 (Medium-Low Density Residential); R3 (Medium Density Residential); R-PD21 (Residential Planned Development - 21 Units per Acre) and C-1 (Limited Commercial) Zones proposed C-1 (Limited Commercial), Ward 5 (Weekly).
- C-11. **Z-0058-76(5) - DEJORIA FAMILY LIMITED PARTNERSHIP** - Request for a Review of Condition #2 regarding the scope and extent of a revised Site Development Plan Review to be heard at a later date; Condition #3 regarding the mini-storage building height; Condition #9 regarding the submittal of a cross-access agreement; Condition #13 regarding an amended Traffic Impact Analysis; and Condition #14 regarding the contribution of money for drainage improvements on property located on the northeast corner of the intersection of Ann Road and Leggett Road (APN: 125-28-803-001), G2 (General Commercial) Zone, Ward 6 (Mack).
- C-12. **U-0205-00 - MAK ENTERPRISES ON BEHALF OF DELIA LAMELA** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (CUBA CAFE) at 552-A North Eastern Avenue (APN: 139-36-111-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
- C-13. **U-0001-01 - HIPOLITO ANAYA** - Request for a Special Use Permit FOR PACKAGED LIQUOR SALES IN CONJUNCTION WITH A PROPOSED GROCERY STORE (MARIANA'S SUPERMARKET) at 3631 West Sahara Avenue (APN: 162-08-101-008), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
- C-14. **Z-0015-98(1) - PARVIZ & SIMIN OMIIDVAR ON BEHALF OF CRYSTAL-PACIFIC GROUP** - Request for a Site Development Plan Review FOR A PROPOSED 55,250 SQUARE FOOT GROCERY STORE (FOOD 4 LESS), A 14,490 SQUARE FOOT DRUG STORE (WALGREEN'S) AND A 6,000 SQUARE FOOT RESTAURANT on the northwest corner of Stewart Avenue and Nellis Boulevard, (APN: 140-32-601-005), R-E (Residence Estates) Zone under Resolution of Intent to G1 (Limited Commercial), Ward 3 (Reese).

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- C-15.     U-0002-01 - PARVIZ & SIMIN OMDVAR ON BEHALF OF CRYSTAL-PACIFIC GROUP** - Request for a Special Use Permit FOR THE SALE OF PACKAGE LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A GROCERY STORE (FOOD 4 LESS) on the northwest corner of Stewart Avenue and Nellis Boulevard, (APN: 140-32-601-005), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
- C-16.     Z-0093-00(1) - GT 95, LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 266 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND A 384 UNIT MULTI-FAMILY APARTMENT COMPLEX on the northeast corner of Grand Teton Road and the Grand Canyon Drive Alignment (APN's: 125-07-701-001 and 125-07-801-001), RE (Residence Estates) and G-2 (General Commercial) Zones, PROPOSED: PD (Planned Development), Ward 6 (Mack).
- C-17.     WVR-0005-00 - LEONCIA AGAPAOA** - Request for a Waiver OF THE REQUIRED 660 FOOT SEPARATION BETWEEN GROUP RESIDENTIAL CARE FACILITIES to allow a facility at 3400 Camsore Point Lane, where an existing facility is located at 3412 Camsore Point Lane (APN: 138-07-711-028), R-CL (Single Family Residential - Compact Lot) Zone, Ward 4 (Brown).
- C-18.     V-0001-01 - MICHAEL AND ELIZABETH SCHUCHERT** - Request for a Variance TO ALLOW AN EXISTING DETACHED ACCESSORY STRUCTURE 18 INCHES FROM THE CORNER SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK ALLOWED, 2 FEET 10 INCHES FROM THE REAR PROPERTY LINE WHERE 3 FEET IS THE MINIMUM SETBACK ALLOWED, AND 4 FEET 8 INCHES FROM THE MAIN DWELLING WHERE SIX FEET IS THE MINIMUM SEPARATION ALLOWED at 7601 Eminence Court (APN: 125-16-614-046), RE (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).
- D.        NON PUBLIC HEARING ITEMS:**
- D-1.     ABEYANCE - Z-0020-99(1) - CITY OF LAS VEGAS ON BEHALF OF UNITED STATES YOUTH SOCCER NEVADA** - Request for a Site Development Plan Review FOR TWO PROPOSED SIGNS on the north side of Lake Mead Boulevard, approximately 700 feet west of Tenaya Way (APN: 138-22-201-004), U (Undeveloped) Zone [P (Park) General Plan Designation] under Resolution of Intent to C-V (Civic), Ward 4 (Brown).

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- D-2.**     **Z-0076-98(19) - HOWARD KEYES** - Request for a Site Development Plan Review FOR A PROPOSED 62,700 SQUARE FOOT AUTO DEALERSHIP (CENTENNIAL TOYOTA) on the west side of Centennial Center Boulevard, approximately 3,000 feet north of the Tropical Parkway Intersection (APN: 125-28-101-004), T-C (Town Center) Zone, Ward 6 (Mack).

**E.**     **CITIZENS PARTICIPATION:**

**ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.**